

## Non-Homeless Special Needs/HOPWA

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The Housing Opportunities for Persons with AIDS (HOPWA) program is an integral part of the Human Services Department's approach to preventing homelessness, assisting people to leave homelessness, and supporting housing stability for people and their families disabled by AIDS. HOPWA-funded organizations are also an important part of the continuum of care addressing homelessness in Seattle.

In 2005, the program exceeded the 400-person target and served more than 500 people in King and Snohomish Counties through project-based and tenant-based rental assistance, community residences, services-enriched housing, supportive services, adult day health, and assisted living. The continuum is designed to provide housing for people capable of living independently and those with multiple barriers to housing stability and histories of homelessness. It also supports the movement of people among programs in the continuum depending on their level of need.

### HOPWA Grantee and Community Overview

1. The City of Seattle Human Services Department is the regional grantee and coordinator of the HOPWA program, providing resources to King and Snohomish Counties. The HSD, in conjunction with a range of community-based agencies and organizations that comprise the AIDS Housing Committee (AHC), plans and implements HOPWA-funded programs and projects to provide housing assistance to low income people disabled by AIDS and their families.

Local housing and services providers receiving grants are the Lifelong AIDS Alliance, Bailey-Boushay House, Rosehedge AIDS Housing and Health Care, Multifaith Works, AIDS Housing of Washington, Plymouth Housing Group, DESC's Lyon Building, Catholic Community Services of Snohomish County, and the Housing Authority of Snohomish County.

Current allocations of HOPWA for King and Snohomish counties are used primarily to sustain and, as funding permits, expand the existing AIDS housing and services continuum. This supports HOPWA policies of preventing homelessness among people with AIDS and promotes stabilization in permanent housing, where appropriate.

The continuum includes:

- Permanent housing development through rent buy-downs in existing nonprofit-owned buildings, new construction, project based rental assistance, and set-aside units in acquisition projects. The ability to leverage other resources is a key feature of capital projects;

- Tenant-based rental assistance to keep people stable in transitional housing while waiting for permanent housing subsidy;
  - County-wide scattered site units for people capable of living independently;
  - Community residences;
  - Service-enriched housing;
  - Adult day health; and
  - Assisted living.
2. Project sponsors are selected through a Request for Proposal process, generally for two-year contracts. Staff evaluates proposals, and a Review Committee makes recommendations to the Human Services Department Director. The Review Committee is typically composed of consumers, Ryan White program representatives, and people knowledgeable about development, AIDS housing and services, and outcome-based funding.

Project activity oversight and grant management are conducted through contractual agreements, regular reporting, site visits, and an annual program assessment using an assessment tool for outcome-based funding.

3. Housing needs of people living with AIDS are changing. Similar to other areas of the country, HIV/AIDS disproportionately affects African Americans and Latinos. The racial disparity is even greater among women compared to men. As of March 2005, an estimated 8,400 persons were reported living with HIV/AIDS in King County with 400-500 new HIV infections occurring each year. There were 484 persons living with AIDS in Snohomish County.

Among the critical housing issues faced by low income people with AIDS are multiple barriers to housing stability, complex lives, limited life skills and limited resources for appropriate support.

4. As a follow-up to the 2004 Seattle-King County HIV/AIDS Housing Plan, HSD formed a HOPWA Work Group to address and develop implementation strategies that respond to recommendations in the Plan. The work will continue into 2006. The AIDS Housing Committee continues to meet on a regular monthly basis to discuss emerging issues and actively problem-solve. Speakers are brought in on a regular basis to keep the Committee informed of other housing and services efforts in the community.
5. HOPWA funds successfully leverage a number of other housing and services resources. These include: local and state capital funds for development, Ryan White, and McKinney. All HOPWA-funded organizations receive private and foundation funds. Local AIDS services program rely on a significant volunteer base in order to be successful for consumers.
6. HSD is actively working with the Ryan White program in Public Health-Seattle & King County to implement more joint planning and program funding. Ryan White

staff sits on the AHC and regularly report AHC and HOPWA activities to various provider groups in the community. HOPWA staff makes presentations to the Ryan White Planning Council from time to time. We have added consumers to the AIDS Housing Committee.

HSD continues collaborative work with King County's Ten Year Plan to End Homelessness (TYP) and represent the Human Services Department on various TYP subcommittees and the Homeless Housing Funders Group. HOPWA RFP's require evidence of collaboration and partnerships that minimize duplication and replication and enhance the quality of service delivery.

### **Project Accomplishment Overview**

Projects accomplished through the HOPWA program include:

- 1.(a). Emergency or short-term rent, mortgage or utility payments to prevent homelessness.

HOPWA funding is used only in Snohomish County (not King) for short term assistance and emergency vouchers. Twenty-seven people were helped through this program.

#### **(b) Rental assistance**

Tenant-based rental assistance is provided in King and Snohomish Counties, and 95 people were served during the program year. This is mainly used as a transitional housing resource, helping to maintain housing stability while waiting for permanent rental assistance or other permanent subsidized housing options. This resource also assists people to establish rental and credit histories.

#### **(c) Facility-based housing, including development and operating costs for those facilities, and community residences**

HOPWA funded operating costs in community residences, scattered site transitional and permanent units, and assisted living serving 155 people. The Adult Day Health program also received operating support, and 202 people were assisted with medication management and housing stability.

To increase the inventory of permanent independent housing, HSD and the Lifelong AIDS Alliance began the process of changing some transitional tenant-based rental assistance to permanent project-based rental assistance. As a result, 3 units were added in 2005, with an additional 13 units to come on line in 2006.

2. HOPWA funding has created 117 permanent housing units in King County and 4 transitional units in Snohomish County since 1993 through set-asides, new construction, acquisition, and rehabilitation.

3. The Lifelong AIDS Alliance serves as the centralized housing intake and referral organization for Seattle-King County. Waiting list procedures are routinely evaluated to ensure that housing resources are most effectively linked with consumer housing needs. In 2005, 122 people were assisted through this program.

The Lyon Building, which receives supportive services funding, provided intensive on-site services and meals to 33 people with HIV/AIDS who are also mentally ill and/or chemically dependent.

HSD added a housing stability pilot program (a part of the AIDS housing continuum) in 2005, funding a housing stabilization specialist who is on-site at all of the permanent housing programs throughout the week to assist residents to address stability issues. A companion program for transitional housing was funded by Ryan White.

4. A permanent supportive housing program for people with AIDS and other disabilities is in the conceptual stages.

### **Barriers and Trends Overview**

Life challenges experienced by people living with HIV/AIDS in King County have changed over the past few decades, expanding the focus of the AIDS housing continuum beyond its original intent of serving those with greatest AIDS-related medical needs. More consumers experience increasingly complex physical, emotional, and behavioral health issues and other challenges that impact their housing stability.

Further, housing alone will not solve the underlying issues for many consumers. A lack of independent living skills limits the ability of some consumers to succeed in housing. We need to build sufficient partnerships and system linkages with housing and service providers across the broader community.

The AIDS housing and services continuum has shown great flexibility in responding to changes the epidemic. HSD and the community partners are committed to keeping our housing needs data current and continuing to change as appropriate to meet needs. One of our greatest challenges is ensuring adequate funding to maintain the existing continuum, along with the potential for some reallocation to fill gaps.

HSD will be working toward augmenting resources available through the AIDS housing system through collaboration with mainstream providers and the homelessness system, and achieving better coordination and integration with community housing and service funding.

**Table 14: 2005 HOPWA Accomplishments**

**Performance Chart 1: Actual Performance.** Types of Housing Units Dedicated to Persons with HIV/AIDS which were supported during 2005 (Report covers the period: 1/1/05 to 12/31/05)

Type of Unit:	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	95	\$372,876	0	0	0	95
2. Short-term/emergency housing payments	27	\$22,387	0	0	0	27
3-a. Units in facilities supported with operating costs	117	\$333,256	0	\$62,891		117
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	15	\$600,000	35 (non-AIDS)	\$9,200,000	0	15
Subtotal	254	\$1,328,519	35 (non-AIDS)	\$9,262,891	0	254
Deduction for units reported in more than one category	0	0		0	0	0
TOTAL	254	\$1,328,519	254	\$9,262,891	0	254

**HOPWA 2004 Performance Chart 2:** Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Numbers of Units)

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment, on comparison with actual accomplishments (or attach)
1. Rental Assistance	100	We began to transition funding from TBRA to PBRA.
2. Short-term or emergency housing payments	34	On target
3-a. Units in facilities supported with operating costs	65	2005 figure is higher as it includes permanent and transitional units supported with TBRA. In addition,

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment, on comparison with actual accomplishments (or attach)
		one organization exceeded its goal.
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	No new projects opened in 2005.
3-c. Units in facilities being developed with capital costs but not yet opened	15	The Genesee project has experienced delays. It was reported in 2004 and again for 2005. It is expected to open in 2996.
Subtotal	214	
Deduction for units reported in more than one category	0	
TOTAL	214	